



This instrument prepared by  
 City of Ocala Electric Utility  
 Electric Engineering Division  
 1805 NE 30<sup>th</sup> Ave. Bldg 400  
 Ocala, Florida 34470-4875

**GRANT FOR ELECTRIC UTILITY EASEMENT  
 (INDIVIDUAL)**

THIS EASEMENT, Made this day between 1) Tony & Beeky Mendola,  
 (GRANTOR(s)) their heirs, successors and assigns, and the CITY OF OCALA, a Florida Municipal Corporation,  
 under the laws of the State of Florida, its successors, lessees and assigns (GRANTEE):

WITNESSETH, that, for and in consideration of the mutual benefits, covenants and conditions herein contained,  
 GRANTOR grants and conveys to GRANTEE an easement to install, operate and maintain in perpetuity or until  
 the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and  
 services and communication services, said facilities being located in the following described Easement Area within  
 GRANTOR'S premises in Marion County, Florida, to wit:

2) SEC: 20, 3) TWP: 16, 4) RNG: 22.

5) PARCEL ID #(s) 37332-000-00 / 37332-002-00 / 36796-010-00

6) JOB SITE ADDRESS 704 SE 95th St  
Ocala, FL 34480

7) LEGAL DESCRIPTION: (See attached Exhibit "A")

The Easement shall be 8) 10 feet in width and the length and direction are as set forth in City of Ocala  
 work order number 9) EU26-011 (See attached Exhibit "B"). GRANTEE or GRANTOR may  
 hereafter have a survey performed of the actual location of GRANTEE'S facilities as installed, and GRANTOR and  
 GRANTEE shall thereafter enter into an amendment to this instrument incorporating the more specific legal  
 description, as determined by such survey, as the length and direction of the Easement; the width of the Easement  
 shall remain the same as set forth above. The party obtaining the survey shall bear all costs and expenses associated  
 therewith and with the preparation and recording of the amendment.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol,  
 inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase  
 or decrease the voltage and change the quantity and type of facilities; (c) the right for GRANTEE to clear the  
 Easement Area of trees, limbs, undergrowth, and other physical objects which, in the opinion of GRANTEE,  
 endanger or interfere with the safe and efficient installation, operation, or maintenance of said facilities; (d) the  
 right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion  
 of the GRANTEE, endangers or interferes with the safe and efficient installation, operation, or maintenance of said  
 facilities; (e) the reasonable right for GRANTEE to enter upon lands of the GRANTOR adjacent to said Easement  
 Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonable,  
 necessary, or convenient for GRANTEE'S safe and efficient installation, operation, and maintenance of said  
 facilities and for the enjoyment and use of said easement for the purpose described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located,  
 constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to  
 allow ready access to GRANTEE'S facilities and provide a working space of not less than six feet (6') on the  
 opening side and one foot (1') on the other three sides of any pad mounted transformer. If GRANTOR'S future  
 orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within  
 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon  
 easement area in GRANTOR'S premises, provided that prior to the relocation of said facilities (a) GRANTOR shall  
 pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall  
 execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated  
 facilities. Upon the completion of the relocation, the easement herein shall be considered canceled as to the portion  
 vacated by such relocation.

GRANTOR covenants not to interfere with GRANTEE'S facilities within the Easement Area in GRANTOR'S premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE'S facilities by GRANTOR or by GRANTOR'S agents or employees.

GRANTOR hereby warrants and covenants (a) the GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE and, (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement and subject to any use made by GRANTOR not inconsistent with the rights granted herein.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

Any addendums attached to this agreement shall be limited to legal descriptions, surveys or drawings unless prior approval has been received from the City of Ocala.

[This portion of page intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the undersigned GRANTOR(S) have hereunto set their hands and seals this:  
10) 4 day of December, 2025.

By signing below, I/we attest that no changes have been made to the content of this document.

WITNESSES:

11) [Signature]  
Signature - Witness #1

12) Scott Schuck  
Printed Name - Witness #1

Printed Address - Witness #1:  
819 SE 14th Avenue  
Ocala, FL 34471

13) [Signature]  
Signature - Witness #2

14) William B. Futen  
Printed Name - Witness #2

Printed Address - Witness #2:  
1152 SE 10th Street  
Ocala, Florida 34471

21) STATE OF Florida

22) COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 4 day of December, 2025, by

\_\_\_\_\_  
(name of Grantor(s) / person(s) acknowledging)

23) Jesse Pamlanye Signature of Notary Public

24) Jesse Pamlanye Printed / Stamped Name Commissioned Name of Notary

25) Personally Known  OR Produced Identification \_\_\_\_\_

26) Type of Identification Produced \_\_\_\_\_

RETURN TO: RYON LEE  
City of Ocala Electric Utility  
Electric Engineering Division  
1805 NE 30th Ave. Bldg 400  
Ocala, FL 34470-4875

15) [Signature]

Grantor Signature

16) Anthony P. Mendola  
Grantor Name (Printed)

17) 700 SE 95th St  
Grantor Address - Line 1

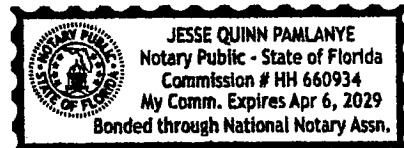
Ocala, FL 34480  
Grantor Address - Line 2

18) [Signature]  
Grantor #2 Signature

19) Rebecca J Mendola  
Grantor #2 Name (Printed)

20) 700 SE 95 St.  
Grantor #2 Address - Line 1

Ocala FL 34480  
Grantor #2 Address - Line 2





## Find your place

## Procedures for ELECTRIC UTILITY EASEMENT (INDIVIDUAL)

### Proceed in numerical sequence:

1. Print name of property owner(s) as it appears on their deed.
2. Section.
3. Township.
4. Range.
5. Parcel ID number.
6. Job Site address.
7. Legal description of the property.
  - **Attach the legal description on a separate sheet and label it “EXHIBIT A”.**
8. Easement width.
9. Workorder #.
10. Date of execution.
  - **Should be the same date as the date notarized.**
11. Signature of 1<sup>st</sup> witness.
12. Print name of 1<sup>st</sup> witness.
  - **MUST not be related to the Grantor(s).**
  - **One witness can be the Notary.**
  - **Witness address is required; please print below the Witnesses printed name in the area provided.**
13. Signature of 2<sup>nd</sup> witness.
14. Print name of 2<sup>nd</sup> witness.
  - **MUST not be related to the Grantor(s).**
  - **MUST be different from the 1<sup>st</sup> witness.**
  - **One witness can be the Notary.**
  - **Witness address is required; please print below the Witnesses printed name in the area provided.**
15. Signature of property owner / Grantor.
  - **All parties whose names appear on the deed must sign this easement.**
16. Print name of property owner / Grantor.
17. Print address of property owner / Grantor.
18. Signature of additional property owner, if more than one owner (Grantor #2).
19. Print name of additional property owner (Grantor #2).
20. Print address of second property owner.
21. State where executed and Notarized.
22. County where executed and Notarized.
23. Notary’s Signature.
24. Notary’s name (typed, printed, or stamped).
25. Notary must indicate if the Grantor(s) is / are personally known or if Grantor(s) produced identification.
26. Notary must describe the type of identification was provided.

### Once complete:

1. Return the signed **original** easement documents to Ocala Electric Utility.
  - **The signature page must include original “Wet Ink” signatures and Notarization. (Electronic signatures are not acceptable)**
2. Ocala Electric Utility will forward the documents to the City’s Real Estate Division for review / processing.
3. The signed documents will be submitted to the City Clerk’s Office and are subject to their approval.
4. If approved, the documents will be processed for recording by the City Clerk’s Office.

Should you have any further questions, please contact this office. Thank you for your cooperation.

EXHIBIT 'A'

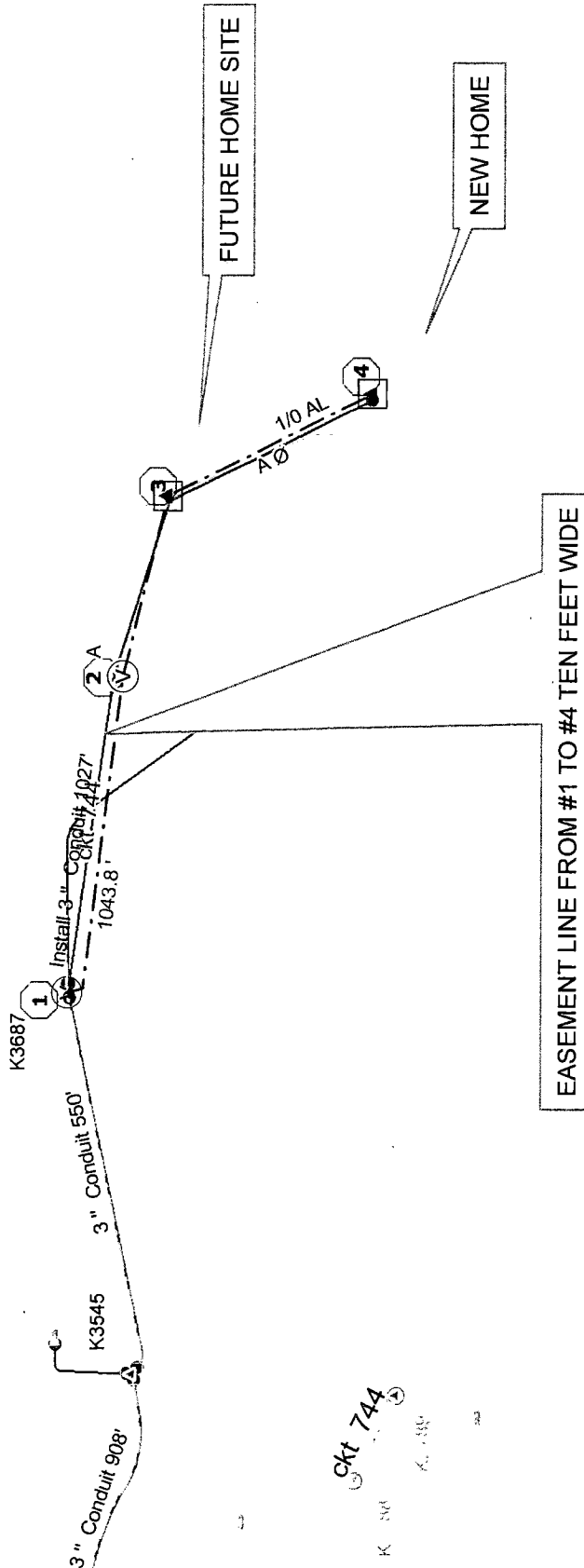
Parcel Identification Number: 37332-002-00

Description:

SEC 20 TWP 16 RGE 22  
COM AT THE SW COR OF SW 1/4 OF SEC 20 TH N 89-06-38 E 10.73  
FT TO THE POB TH N 00-09-22 W 953.27 FT TH S 89-53-13 E  
1596.44 FT TH S 22-38-16 E 1006.54 FT TH S 00-18-25 E  
666.76 FT TH S 89-30-11 W 663.41 FT TH N 00-21-06 W 635.41  
FT TH S 89-23-25 W 1317.53 FT TH N 00-11-49 W 30.01 FT TO  
THE POB  
EXC COM AT THE SW COR OF SW 1/4 OF SEC 20 TH N 89-06-38 E 10.73  
FT TH N 00-09-21 W 953.27 FT TH S 89-53-13 E 588.77 FT TO THE  
POB TH CONT S 89-53-13 E 208.71 FT TH S 00-06-47 W 208.71 FT  
TH N 89-53-13 W 208.71 FT TH N 00-06-47 E 208.71 FT TO THE POB  
**Parent Parcel: 37332-000-00**

# EXHIBIT "B"

K3688



*1" Not to Scale*

## MENDOLA PROJECT

PULL IN PRIMARY UG TO 1 Cabinet (2) UG TX's with 2 SERVICES Total feet 1426 primary

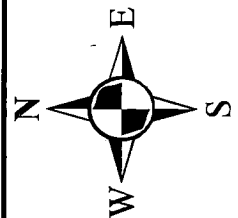


1805 NE 30 AVE  
OCALA, FL 34470

PH: (352) 351-6620  
FX: (352) 401-6961

Pj #:	26-1060	Ckt:	744
WO #:	EU26-011	Eng:	rlee
Date:	12/3/2025		

700 SE 95TH ST  
Ocala, FL 34480



1" = 252'

AS BUILT

SIGN

DATE

LOCATES: YES